

# HIGHLANDS OF TANGLEWOOD EAST 39/7

BEING A REPLAT OF A PORTION OF TRACTS 38, 39, 40, 45, 49, 52 AND 57  
PORT RICHEY LAND COMPANY'S SUBDIVISION OF SECTION 25, TOWNSHIP 25 SOUTH,  
RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61  
OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA )  
COUNTY OF PASCO ) SS:

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS HIGHLANDS OF TANGLEWOOD EAST, A SUBDIVISION OF A PORTION OF TRACTS 38, 39, 40, 45, 49, 52 AND 57 OF THE PORT RICHEY LAND COMPANY'S SUBDIVISION OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 25; THENCE SOUTH 00°39'10" WEST, 40.00 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD (COUNTY ROAD NO. 524) AS NOW ESTABLISHED, THE FOLLOWING (3) COURSES: NORTH 89°59'37" EAST, 536.69 FEET; 494.69 FEET ALONG THE ARC OF A 2841.08 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, SUBTENDED BY A CHORD DISTANCE OF 494.07 FEET WHICH BEARS SOUTH 85°01'06" EAST; SOUTH 80°01'48" EAST, 1621.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD (COUNTY ROAD NO. 524) THE FOLLOWING (2) COURSES: SOUTH 80°01'48" EAST, 326.76 FEET; 574.28 FEET ALONG THE ARC OF A 5767.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, SUBTENDED BY A CHORD DISTANCE OF 574.03 FEET WHICH BEARS SOUTH 87°52'17" EAST; THENCE SOUTH 01°52'42" WEST, 860.64 FEET; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF TANGLEWOOD EAST UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGES 145 AND 146 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THE FOLLOWING (2) COURSES: SOUTH 56°01'03" WEST, 650.28 FEET; SOUTH 84°03'48" WEST, 125.00 FEET; THENCE ALONG THE EASTERLY BOUNDARY LINE OF TANGLEWOOD EAST UNIT FOUR PARTIAL REPLAT AS SHOWN ON PLAT RECORDED IN PLAT BOOK 14, PAGE 33 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND THE EASTERLY BOUNDARY LINE OF TANGLEWOOD EAST UNIT FOUR, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 12, PAGES 37 THRU 39 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THE FOLLOWING (2) COURSES: NORTH 46°48'45" WEST, 308.67 FEET; NORTH 01°15'41" EAST, 1153.30 FEET TO THE POINT OF BEGINNING, CONTAINING 23.4053 ACRES MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUB-DIVIDED AS SHOWN HEREON; AND DO HEREBY RESERVE ALL ROADS, STREETS AND DRIVES SHOWN HEREON FOR THE PRIVATE AND NON-EXCLUSIVE USE OF THE UNDERSIGNED, HIGHLANDS OF TANGLEWOOD EAST HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, THE OWNERS OF THE RESIDENTIAL LOTS MORE PARTICULARLY DESCRIBED HEREON AS BEING PART OF HIGHLANDS OF TANGLEWOOD EAST, AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, FAMILIES, AGENTS, EMPLOYEES, CONTRACTORS, GUESTS, INVITEES, AND LESSEES FOR INGRESS, EGRESS AND REGRESS, IN PERPETUITY AND TO THE EXCLUSION OF THE PUBLIC AT LARGE. PROVIDED, HOWEVER, THAT ANY POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR CORPORATE SOVEREIGN HAVING JURISDICTION FROM TIME TO TIME OVER HIGHLANDS OF TANGLEWOOD EAST, AND, PRIVATE, PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES SHALL HAVE A NON-EXCLUSIVE RIGHT TO USE, SAID ROADS, STREETS AND DRIVES FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, STORM SEWERS AND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, TELEPHONE, ELECTRICITY, CABLE TELEVISION AND COLLECTION OF TRASH AND PURPOSES INCIDENTAL THERETO, AS WELL AS FOR INGRESS, EGRESS AND REGRESS FOR THE PURPOSE OF PROVIDING EMERGENCY FIRE, MEDICAL AND SIMILAR SERVICES; AND THAT IT GRANTS TO ANY POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR CORPORATE SOVEREIGN HAVING JURISDICTION FROM TIME TO TIME OVER HIGHLANDS OF TANGLEWOOD EAST, AND, PRIVATE, PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES THE NON-EXCLUSIVE RIGHT TO USE THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON, BUT ONLY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, AND PURPOSES INCIDENTAL THERETO; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO HIGHLANDS OF TANGLEWOOD EAST, INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER APPURTENANT FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH THE COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL SUCH UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES, AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE TITLE TO ANY IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED, OR INVALIDATED.

THIS 1st DAY OF Feb., A.D. 2000.

OWNER: RANCHO DEL CIERVO ESTATES, A CALIFORNIA CORPORATION

<u>W.H. Boyce</u> W.H. BOYCE PRESIDENT	<u>William H. Boyce</u> WITNESS	<u>Christa V. DeLong</u> WITNESS
<u>Alan L. Belinkoff</u> ALAN L. BELINKOFF SECRETARY	<u>Christa V. DeLong</u> WITNESS	

## ACKNOWLEDGEMENT

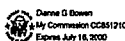
STATE OF FLORIDA )  
COUNTY OF PASCO ) SS:

I HEREBY CERTIFY ON THIS 1st DAY OF February, A.D. 2000, BEFORE ME PERSONALLY APPEARED W.H. BOYCE, PRESIDENT, FOR RANCHO DEL CIERVO ESTATES, A CALIFORNIA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL IN PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Dennis J. Leek  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:



## ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS:

I HEREBY CERTIFY ON THIS 27 DAY OF January, A.D. 2000, BEFORE ME PERSONALLY APPEARED ALAN L. BELINKOFF, SECRETARY, FOR RANCHO DEL CIERVO ESTATES, A CALIFORNIA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL IN LOS ANGELES COUNTY, CALIFORNIA, THE DAY AND YEAR AFORESAID.

Charles H. Hallums  
NOTARY PUBLIC, STATE OF CALIFORNIA AT LARGE

MY COMMISSION EXPIRES:



## CERTIFICATE OF TITLE

STATE OF FLORIDA )  
COUNTY OF PASCO ) SS:

I, W. DAVID HART, OF HEARTLAND TITLE COMPANY, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. ADDITIONALLY, I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT; AND THAT THE TAXES FOR THE YEAR 1999 HAVE BEEN PAID. THIS 10th DAY OF April, A.D. 2000.

HEARTLAND TITLE COMPANY

BY: W. David Hart  
W. DAVID HART

## CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 9th DAY OF June, A.D. 2000, IN PLAT BOOK 33, PAGES 449

Pat Miller  
CLERK OF THE CIRCUIT COURT

## CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON June 6, 2000, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Pat Miller  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

## REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 5th DAY OF June, A.D. 2000.

BY: Nellie Mae Robinson  
Nellie Mae Robinson  
FLORIDA PROFESSIONAL SURVEYOR  
AND MAPPER No. 8022

## SURVEYOR'S CERTIFICATE

I, DENNIS J. LEEK, THE UNDERSIGNED REGISTERED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON THIS 11th DAY OF April, A.D. 2000, THE AFORESAIDED PROPERTY WAS SURVEYED, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

Dennis J. Leek  
DENNIS J. LEEK  
PROFESSIONAL SURVEYOR AND MAPPER NO. 2689  
(L.B. NO. 5789)

DJL SURVEYING COMPANY, INC.  
8324 CORPORATE WAY (P.O. BOX 791)  
NEW PORT RICHEY, FLORIDA 34666

SHEET 1 OF 3 SHEETS